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MINUTES OF RDA REGULAR MEETING – DECEMBER 2, 2008

-1-

THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN REGULAR SESSION ON TUESDAY, DECEMBER 2, 2008, AT 6:52 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN VINCENT.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Vincent
Russ Brooks
Carolynn Burt
Joel Coleman
Dennis J. Nordfelt
Corey Rushton
Mike Winder

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Joseph Moore, CED Director
Richard Catten, City Attorney
Russell Willardson, Public Works Director
Jim Welch, Finance Director
Layne Morris, Community Preservation Director
John Evans, Fire Chief
Kevin Astill, Parks and Recreation Director
Craig Black, Acting Police Chief
Aaron Crim, Administration
Rachel White, Law Department
Phil Markham, Public Works Department
Erik Brodnum, Public Works Department
Dan Johnson, Public Works Department
Jake Arslanian, Public Works Department

1300

OPENING CEREMONY

The Opening Ceremony was previously conducted by Mike Winder who read a humorous thought.

DRAFT

DRAFT

MINUTES OF RDA REGULAR MEETING – DECEMBER 2, 2008

-2-

1301 **APPROVE MINUTES OF REGULAR MEETING HELD NOVEMBER 4, 2008**

The Board read and considered the Minutes of the Regular Meeting held November 4, 2008. There were no changes, corrections or deletions.

After discussion, Mr. Nordfelt moved to approve the Minutes of the Regular Meeting held November 4, 2008, as written. Mr. Brooks seconded the motion.

A roll call vote was taken:

Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Nordfelt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Chairman Vincent	Yes

Unanimous.

1302 **RESOLUTION NO. 08-28, APPROVE A REAL ESTATE EXCHANGE AGREEMENT WITH THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY AND DURA CRETE, INC. FOR PROPERTIES BEING EXCHANGED AS A RESULT OF THE 1400 WEST REALIGNMENT PROJECT**

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 08-28 which would approve a Real Estate Exchange Agreement with the Redevelopment Agency of West Valley City and Dura Crete, Inc., in the amount of \$56,421.56 plus an amount to be determined for closing costs and title insurance, for properties being exchanged as a result of the 1400 West Realignment Project.

Mr. Pyle stated that in 2007, the Redevelopment Agency paid for the realignment of 1400 West at approximately 3500 South. He also stated, as a result of the realignment, property owned by Dura Crete had been impacted. He indicated Dura Crete had agreed to accept compensation and a property exchange to facilitate completion of the realignment. He further indicated the Redevelopment Agency would pay for the costs of the transaction and the City would be designated as the Grantee with authority to accept and convey the deeds.

DRAFT

DRAFT

MINUTES OF RDA REGULAR MEETING – DECEMBER 2, 2008

-3-

The Chief Executive Officer reported that when the Agency commenced the project Dura Crete suffered a net loss of property when the realignment had been constructed over a parcel of Dura Crete's property, and another parcel was severed from Dura Crete's property. He stated to mitigate the loss of property the Agency facilitated a property exchange allowing Dura Crete to acquire a parcel of property currently owned by a third party that adjoined Dura Crete's un-impacted property. In addition, the Agency had agreed to compensate Dura Crete for its net loss of property as well as a temporary taking suffered by Dura Crete during the realignment. He further stated a Real Estate Exchange Agreement had been prepared between the City, the Agency, and Dura Crete, Inc. setting forth terms and conditions agreed upon by those parties, and had been provided in the Council's information packets.

After discussion, Mr. Coleman moved to approve Resolution No. 08-28, a Resolution Approving a Real Estate Exchange Agreement with the Redevelopment Agency of West Valley City and Dura Crete, Inc. for Properties Being Exchange as a Result of the 1400 West Realignment Project. Mr. Winder seconded the motion.

A roll call vote was taken:

Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Nordfelt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Chairman Vincent	Yes

Unanimous.

1303

RESOLUTION NO. 08-29, APPROVE A REAL ESTATE EXCHANGE AGREEMENT WITH THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY AND ROYAL SOLUTIONS, LLC, FOR PROPERTIES BEING EXCHANGED AS A RESULT OF THE 1400 WEST REALIGNMENT PROJECT

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 08-29 which would approve a Real Estate Exchange Agreement with the Redevelopment Agency of West Valley City and Royal Solutions, LLC, for properties being exchanged as a result of the 1400 West Realignment Project.

DRAFT

DRAFT

MINUTES OF RDA REGULAR MEETING – DECEMBER 2, 2008

-4-

Mr. Pyle stated that in 2007 the Redevelopment Agency paid for the realignment of 1400 West at approximately 3500 South. He also stated, as a result of the realignment, property owned by Royal Solutions had been impacted. He indicated Royal Solutions agreed to a property exchange to facilitate completion of the realignment and to share the costs of environmental studies required on one parcel of land to be exchanged as a result of the realignment. He indicated the Agency was paying for the other costs of the transaction and the City would be designated as the grantee with authority to accept and convey the deeds.

The Chief Executive Officer reported when the Agency commenced the project, Royal Solutions suffered a net loss of property as result of the realignment being constructed over a parcel of Royal Solutions' property which separated a parcel of property owned by Royal Solutions. He indicated to mitigate impact on the effected property, the Agency facilitated a property exchange allowing Royal Solutions to acquire a parcel of property currently owned by a third party adjoining Royal Solutions un-impacted property. He reported the Agency had designated the City as its grantee and grantor of the exchange property involved in the transaction. He also stated a Real Estate Exchange Agreement had been prepared between the City, the Agency, and Royal Solutions, LLC, setting forth terms and conditions agreed upon by the parties and had been included in the Council's information packets.

After discussion, Mr. Brooks moved to approve Resolution No. 08-29, a Resolution Approving a Real Estate Exchange Agreement with the Redevelopment Agency of West Valley City and Royal Solutions, LLC. for Properties Being Exchanged as a Result of the 1400 West Realignment Project. Mr. Rushton seconded the motion.

A roll call vote was taken:

Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Nordfelt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Chairman Vincent	Yes

Unanimous.

DRAFT

DRAFT

MINUTES OF RDA REGULAR MEETING – DECEMBER 2, 2008

-5-

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, DECEMBER 2, 2008, WAS ADJOURNED AT 6:54 P.M., BY CHAIRMAN VINCENT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, December 2, 2008.

Sheri McKendrick, MMC
Secretary

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